



**Facilities Planning
& Management**
UNIVERSITY OF WISCONSIN-MADISON

January 15, 2020

Tim Parks
City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd
Madison, WI 53703

**RE: LETTER OF INTENT – LAND USE APPLICATION
MAJOR ALTERATION TO AN EXISTING PUD/GDP/SIP
University of Wisconsin-Madison
Kohl Center Addition and Renovation
601 W. Dayton Street**

Dear Tim,

Please accept this Letter of Intent, application, and attachments as our formal request for a Major Alteration to an Existing PUD/GDP/SIP review and approval by the City of Madison for the Kohl Center Addition and Renovation project located at 601 W. Dayton Street (parcel #0709-232-2932-6).

Project Overview:

The project site is currently zoned Planned Development (PD) based on a PUD/GDP/SIP to guide the development of the Kohl Center (as approved by the City of Madison Common Council by Ordinance No. 11541 on March 5, 1996.). The City of Madison Land Use Application is being submitted in tandem with this UDC Initial/Final Approval application as a Major Alteration to an existing PD-SIP. Approval and/or recommendation will be sought by the Joint Campus Area Committee and City of Madison Plan Commission in February 2020 with final approval by the UW-Madison Design Review Board in March 2020.

The project constructs a 37,348 GSF 3-story addition over the existing loading dock area off the southwest corner of the Kohl Center to provide additional space for strength and conditioning, sports medicine, academics, and administrative functions; and a 34,785 GSF renovation of existing space in the Kohl Center for the expansion of service level spaces to expand locker rooms, media rooms, club rooms, and kitchen spaces. These new and renovated spaces will serve men's and women's basketball, golf, hockey, swimming, and tennis programs, as well as the cheerleading and dance teams.

As an addition, the project will connect in the southwest corner of the existing building. The project borders the Wisconsin & Southern Railroad (WSOR) right-of-way. Coordination with WSOR has begun and will continue throughout the project. Construction of the addition is planned to begin in October 2020 with substantial completion in March 2023. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials:

- Land Use Application
- Letter of Intent & Development Plans (14 copies)
- PD Text (14 copies)

Project Participants:

Owner:	State of Wisconsin Agency: University of Wisconsin System Board of Regents Room 1860 Van Hise Hall 1220 Linden Drive Madison, Wisconsin 53706
Owner's Rep	University of Wisconsin-Madison Facilities Planning & Management 30 N. Mills Street, 4 th Floor Madison, Wisconsin 53715-1211 Phone: 608-263-3023 Email: gary.brown@wisc.edu Attn: Gary Brown
Architect Mechanical Electrical	Berners-Schober Associates, Inc. 310 Pine Street Green Bay, Wisconsin 54301 Phone: 920-5569-8660 Email: igriffiths@bsagb.com Attn: Ian Griffiths
Architectural Consultant	HOK 300 West 22 nd Street Kansas City, Missouri 64108 Phone: 816-472-3360 Email: nate.appleman@hok.com Attn: Nathan Appleman
Structural	RA Smith 16745 W. Bluemound Road Brookfield, Wisconsin 53005 Phone: 262-317-3334 Email: steve.roloff@rasmith.com Attn: Steve Roloff
Plumbing Fire Protection	Thunderbird Engineering, Inc. 6000 Gisholt Drive #201rasmith Monona, Wisconsin 53713 Phone: 608-223-9040 Email: shawnw@thunderbirdeng.com Attn: Shawn Woldt
Site/Civil	SmithGroup 44 E. Mifflin Street #500 Madison, Wisconsin 53703 Phone: 608-251-1177 Email: bill.patek@smithgroup.com Attn: Bill Patek

Project Description:

The Kohl Center Addition and Renovation Project (#18H2G) constructs a 37,348 GSF 3-story addition over the existing loading dock area off the southwest corner of the Kohl Center. The project also renovates 34,785 GSF of existing space in the Kohl Center building. Together, the project seeks to provide additional space to ensure the quality of UW-Madison facilities are consistent with Intercollegiate Athletics' values to promote academic and athletic excellence, personal growth, and social responsibility. The project seeks to create learning spaces adjacent to athletic areas, in line with new NCAA recommendations, that will facilitate improved academic performance, given the fact that student-athletes spend significant time in sports training.

The addition will serve programs such as academics, a student-athlete hub, sports nutrition, strength and conditioning, sports medicine, and administrative functions. The addition will allow for a significant square footage increase to the Academic Center which will accommodate additional tutoring suites, a multi-purposes classroom, a computer lab/lounge, and a career center. This addition will greatly expand and improve the student-athlete services

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currently being provided to the UW-Madison Men's and Women's Basketball, Hockey, Swimming and Diving, Golf, and Tennis programs.

This project was identified in the 2017 UW Athletics Facilities Master Plan (p.85), albeit originally planned on the southeast corner of the building which would have significantly altered the appearance of the south and east façades. The proposed southwest location occurs entirely over existing loading dock space and will enhance the façade along the Southwest Commuter path by providing additional glazing and massing to this current 'void' space. Locating the addition on the southwest corner also provides for better interior connections to existing student-athlete support spaces and will be more convenient and accessible for our student-athletes.

The addition will be connected to campus utilities and fed from the existing building therefore minimal HVAC impacts will be seen on the roof of the new addition. There will be no new connections to city sanitary or storm utilities. User access to the new addition will be through the existing Kohl Center at all levels. An emergency exit egress stair is provided along the south façade. No public access will be allowed at this stairway. This egress area includes a 10' wide utility easement within its 13' width before abutting the Wisconsin & Southern Railroad (WSOR) right-of-way. No additional parking will be required or included in this project.

Exterior site work with this project will be contained to the 13' strip of land between the addition and WSOR right-of-way chain link fence. An 8' wide at-grade concrete egress path will be provided at the emergency exit stair and connect to the existing walkway to the east. A landscape buffer of medium sized shrubs (6-8' ht.) is proposed within this area in keeping with the original approved PD Plans. There will be a dark-sky compliant egress light over the stair exit door as well as loading dock lighting mounted to the underside of the addition. There will be no other exterior light poles/fixtures.

Overall, the exterior design is intended to extend the Kohl Center materials, forms, and aesthetics to become a part of the existing structure. The exterior materials of the building include precast and a glass curtain-wall system to wrap the south and west facades of the new addition. An approximate 120 SF 'Motion W' will be molded into the precast panels at the stair tower providing a tone-on-tone visual relief to this large expanse. The attached PUD Zoning text (approved most recently on February 20, 2017) remains in place without any changes.

Schedule:

Notify Alder Verveer (District #4) in writing	October 4, 2019
UW-Madison Design Review Board #1	October 15, 2019
Madison Development Assistance Team – city staff review	October 24, 2019
Joint Campus Area Committee-Informational	October 30, 2019
UDC Informational Meeting	November 6, 2019
City of Madison Land Use/UDC Application	January 15, 2020
Public Information Meeting/EIA Meeting	February 4, 2020
Joint Campus Area Committee-Recommendation	February 13, 2020
UDC Initial/Final Meeting	March 11, 2020
UW-Madison Design Review Board #2	March 17, 2020
Plan Commission Approval Meeting	March 23, 2020
City Agency Review Submittal	April 2020
Start Construction – Addition/Renovation	October 2020/August 2022
Substantial Completion – Addition/Renovation	March 2023/March 2023

Proposed Uses:

Upper Concourse Addition	(14,177 GSF)
- Administration/Offices	
Mezzanine Addition	(8,465 GSF)
- Student Services	
Main Concourse Addition	(14,706 GSF)
- Strength & Conditioning/Sports Medicine	

Renovation	(34,785 GSF)
- Student Services	
- Locker Rooms	
- Dining/Nutrition Center	
- Offices/Media/Club Rooms	

Total Building Addition Area	(37,348 GSF)
Total Renovation Area	(34,785 GSF)
Total Project Addition/Renovation	(54,485 ASF / 72,133 GSF)

Hours of Operation:

The new addition will operate under similar hours as exist today at the Kohl Center with access open to student-athletes and staff during normal business hours as well as card access during off hours. The addition will visually activate this currently 'back-of-house' area through programmatic interior use with views into and out of the space.

Vehicular, and Bike Parking:

No additional vehicular parking will be provided or required with this project as all current student-athletes and staff exist in the athletic programs today. Bike parking is addressed, in accordance with the overall university Campus Master Plan, on a campus-wide basis and not by individual building. There are currently 15,500 bike stalls on campus with over 5,000 in south campus alone. Bike parking demand and supply are continually monitored by the university bicycle/pedestrian coordinator.

Service & Loading Dock:

Portions of the service concourse and main concourse will be offline during the remodeling. The Kohl Center will continue to be used for events during construction. Critical portions of the service and main concourse will be online during these events. The loading docks will be operational during construction of the new addition structure overhead. The site of the new building addition will be inaccessible for use during the construction period. Construction will have minimal effect on events and activities at the Kohl Center. Major events such as basketball, hockey, graduation, and concerts will continue to take place as scheduled. Construction phasing and staging will accommodate these activities. There will be no impacts to the quantity of service stalls and loading docks.

Fire access will be maintained to this area throughout the project.

Estimated Project Cost:

The project is estimated to cost \$42,772,000.

Number of Construction & Full-Time Equivalent Jobs Created:

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula by the 'Skill Integrity Responsibility Council', 17 jobs are created for every \$1 million of construction costs. This \$42.7M project is anticipated to create approximately 725 jobs split between design/construction workers and direct, indirect, and induced jobs.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary Brown, ASLA, FASLA
 Director, Campus Planning & Landscape Architecture
 Facilities Planning & Management, University of Wisconsin-Madison

cc: Aaron Williams, UW-Madison FP&M Assistant Campus Planner
 Matt Collins, UW-Madison FP&M Project Manager
 Tim Luttrell, DFDM Project Manager
 Alder Michael Verveer, District 4